107.0	0004	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	853,800 / 853,800
					USE VALUE:	853,800 / 853,800
					ASSESSED:	853,800 / 853,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		PAWNEE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MORRISON GARFIELD E JR & PEARL
Owner 2:	TRUSTEES/ MORRISON FAMILY TRUS
Owner 3:	
Street 1:	14 PAWNEE DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MORRISON GARFIELD E JR -
Owner 2:	MORRISON PEARL P -
Street 1:	14 PAWNEE DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,000 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Vinyl Exterior and 2727 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10000.000	349,800		504,000	853,800
Total Card	0.230	349,800		504,000	853,800
Total Parcel	0.230	349,800		504,000	853,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 313.14 | /Parcel: 313.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 107.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	349,800	0	10,000.	504,000	853,800	853,800	Year End Roll	12/18/2019
2019	101	FV	272,100	0	10,000.	504,000	776,100	776,100	Year End Roll	1/3/2019
2018	101	FV	272,100	0	10,000.	432,000	704,100	704,100	Year End Roll	12/20/2017
2017	101	FV	272,100	0	10,000.	403,200	675,300	675,300	Year End Roll	1/3/2017
2016	101	FV	272,100	0	10,000.	345,600	617,700	617,700	Year End	1/4/2016
2015	101	FV	270,800	0	10,000.	309,600	580,400	580,400	Year End Roll	12/11/2014
2014	101	FV	270,800	0	10,000.	286,600	557,400	557,400	Year End Roll	12/16/2013
2013	101	FV	270,800	0	10,000.	273,200	544,000	544,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORRISON GARFIE	1382-22		3/30/2010	Convenience	1	No	No		
HALPIN JOAN	1172-98		6/6/1997		340,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/31/2017	351	New Wind	6,900	C				
5/6/2015	456	Re-Roof	11,000					
3/31/2009	178	Siding	22,000					
3/5/2009	123	Siding	24,508					

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2015	Permit Insp	PC	PHIL C
4/8/2009	Meas/Inspect	163	PATRIOT
12/6/1999	Inspected	267	PATRIOT
11/10/1999	Mailer Sent		
10/27/1999	Measured	243	PATRIOT
7/31/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10000		Sq. Ft.	Site		0	70.	0.72	4									504,000						504,000	

Total AC/HA: 0.22957 | Total SF/SM: 10000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 504,000 | Spl Credit | Total: 504,000

User Acct

68429

GIS Ref

GIS Ref

Insp Date

04/08/09

!8421!

PRINT

Date	Time
12/10/20	22:59:49

LAST REV

Date	Time
04/04/17	09:10:21

danam

PAT ACCT. 8421

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	68429
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.27574492
Const Adj.:	0.98980004
Adj $ / SQ:	119.960
Other Features:	110956
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	429756
Depreciation:	79935
Depreciated Total:	349821

COMMENTS

NEW SIDING IN PROGRESS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

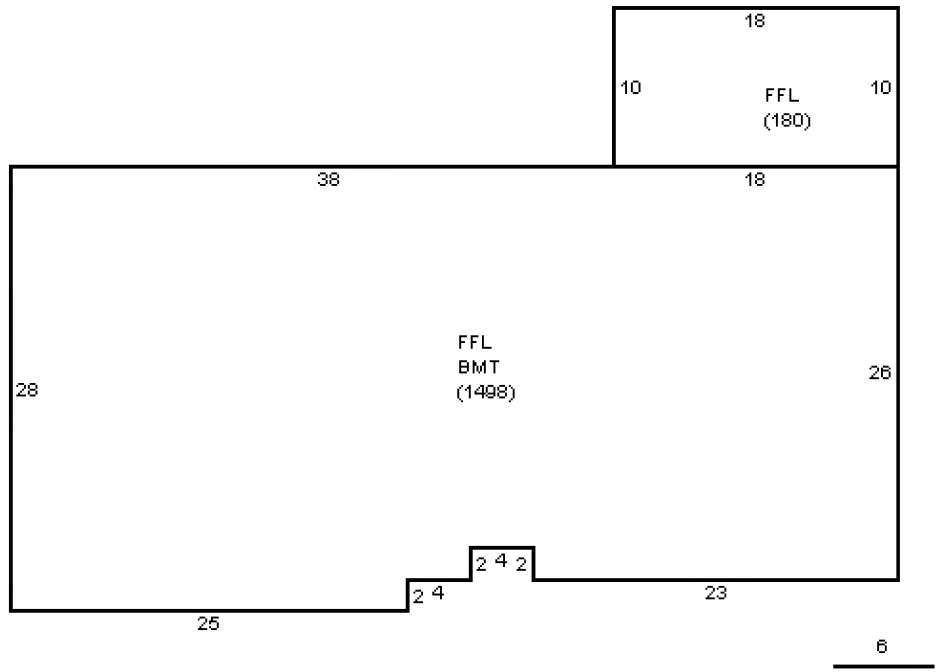
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	131.96
Special Features:	0	Val/Su Net:	110.14
Final Total:	349800	Val/Su SzAd	208.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,678	119.960	201,292
BMT	Basement	1,498	52.360	78,439

Net Sketched Area:	3,176	Total:	279,731
Size Ad	1678	Gross Are	3176	FinArea	2727
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

107.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	